

Summary of the Statement of Case by Manchester City Council

Relating to the Appeal by The Union of Shop, Distributive and Allied Workers (USDAW), Watkin Jones Group Ltd and Wilmslow Road Manchester Ltd

Into the refusal of planning permission for the:

Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site

At Oakley

188 Wilmslow Road

Manchester

M14 6LJ

Planning Inspectorate Ref: APP/B4215/W/21/3286831

Manchester City Council Planning Application Ref: 129020/FO/2020

25th May 2022

This summary document accompanies the full statement of case prepared by the Council in response to the appeal against the decision to refuse planning permission for the proposed development involving the Erection of 1 no. 13 storey building and 1 no. part 4 and part 5 storey building to form purpose built student accommodation together with a single storey side and rear extension to the retained and refurbished Oakley Villa and conversion to form amenity and communal space together with associated landscaping, cycle parking, car parking and associated works following the demolition of existing office accommodation on the site at the site known as Oakley at 188 Wilmslow Road, Manchester M14 6LJ.

The full statement of case sets out the Council's reasoning and evidence to support the refusal of planning permission in the context of the adopted Planning policy framework. Specifically that:

- the appeal scheme does not accord with adopted policy H12 relating to PBSA development in the City. That the proposal fails to comply with all of the criteria required by that policy; that there is no need for further PBSA within Fallowfield given the market context for PBSA provision in the City and that provision of further PBSA in this location would undermine the objectives of the Council to support the creation of sustainable communities, and further unbalance a neighbourhood that has a high concentration of student occupation.
- the appeal scheme would result in a high density development adjacent to domestic scale developments within Fallowfield, and the height, scale and massing of the building would form an over-obtrusive feature within the street scene and the wider area.
- the proposed 13 storey building would have a poor relationship with the retained Oakley House, a non-designated heritage asset.
- the development would have a direct impact on the amenities of existing residents on Langley Road in terms of increased built form in close proximity and would give rise to an increase in activity and comings and goings throughout the day, seven days a week.

It is considered that there would be wider impacts on the area as a result of up to 425 additional student occupiers, that would not contribute in a positive way to the areas vibrancy and would increase pressure on existing neighbourhood services to the detriment of existing residents. It is also the case that the proposed scheme would not deliver any significant regeneration benefits to justify the development and to outweigh the identified harm caused.

The Council therefore contends and respectfully requests that the appeal should be dismissed for the reasons and evidence set out within the Council's statement of case.